

Article 5 Checklist

Prepared for: City of Fitchburg, WI

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Checklist is for guidance in preparing and reviewing applications

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Checklist

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Checklist

Building and Site Plans

Application Package

- 1. Building Disposition**
- 2. Building Configuration**
- 3. Building Use**
- 4. Parking Location Standards and Parking Count**
- 5. Density and Square Footage**
- 6. Requests for Administrative Waivers and Approvals and Conditional Use Permits**
- 7. Civic Building design, if any**
- 8. Landscape Plan**
- 9. Signage Detail Plan, if any**
- 10. Special Requirement Compliance, if applicable**
- 11. Architectural Elevations and Standards compliance**
- 12. Lighting Standards and Plan, if appropriate**
- 13. Grading Plan**

Compliance List

Pre-Existing Conditions

| Section | Description |
|--------------|---|
| 5.2.1 | Setback may match adjacent building or vary between lot and adjacent building. |
| 5.2.2 | The restoration or rehabilitation of an existing building shall not require: <ul style="list-style-type: none"> i. additional parking ii. on-site stormwater retention/detention in addition to the existing, unless required by County or State code. |

Special Requirements

| Section | Description |
|--------------|--|
| 5.3.1 | Determine if Regulating Plan designates any Special Requirements. If so, assure site plan complies with the following: <ul style="list-style-type: none"> a. A/B-Grid standards b. Mandatory/Recommended Retail Frontage requirements. Shopfronts with M/R Retail Frontage requirements shall be no less than 70% glazed with clear glass, and shaded by an awning overlapping the sidewalk. c. Mandatory/Recommended Gallery Frontage designation requires or advises that a building provide a permanent cover over a private Sidewalk, either cantilevered or supported by columns. d. Coordinated Frontage designations require that the Public Frontage (Table 4) and Private Frontage (Table 14) be coordinated as a single, coherent landscape and paving design. This requires coordination with Public Works. e. Mandatory or Recommended Terminated Vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location. f. Cross Block Passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings. |

Civic Zone Requirements

| Section | Description |
|-------------------------|--|
| 5.4.1.b | Civic Zone parking shall be determined by Administrative Approval. |
| 5.4.2.a, Table 8 | <p>Civic Spaces shall be designed in compliance with Table 8 and approved by Administrative Approval:</p> <ul style="list-style-type: none"> i. Civic Space type is in compliance with adjacent Transect Zones. ii. Required relationship with surrounding building Frontages: <ul style="list-style-type: none"> a. Relationship not required: Conservancy, Neighborhood Park Special District, Playground, Community Garden. b. Relationship not critical: Neighborhood Park, Green c. Space defined by building Frontages: Square, Plaza iii. Landscape requirements. iv. Equipment requirements. v. Thoroughfare relationship: <ul style="list-style-type: none"> a. Relationship not required: Conservancy, Neighborhood Park Special District, Neighborhood Park, Green, Playground, Community Garden. b. Located at intersection of important Thoroughfares: Square, Plaza vi. Acreage guidelines: <ul style="list-style-type: none"> a. Conservancy - 8 acre minimum. b. Neighborhood Park SD - 5 acre minimum. c. Neighborhood Park - 4 - 5 acres. d. Green - 1/2 - 8 acres. e. Square - 1/2 - 5 acres. f. Plaza - 1/4 - 1/2 acres. g. Playground & Community Gardens - no max. or min. |
| 5.13.7 | Civic Buildings are subject to Architectural Review under Chapter 13 of the Municipal Code, and not subject to Article 5 review. |
| 5.13.8 | Special District buildings are subject to Architectural Review under Chapter 13 of the Municipal Code, and not subject to Article 5 review. |

Building Disposition

T2

| Section | Description |
|--|---|
| 5.6.1.a, Table 2f | Lots shall comply with Lot width requirement: 100 ft. min. |
| 5.6.1.b, Table 2i. Table 16 | Lots shall comply with Disposition requirement: Edgeyard only permitted |
| 5.6.1.c, Table 2g, Table 2h | Lots shall comply with Setback requirements: Principal Building Front, Side & Rear: 24 ft. min. Outbuilding Front: 20 ft. min. + bldg. setback Outbuilding Side: 6 ft. min. Outbuilding Rear: 3 ft. min. |

T3

| Section | Description |
|--|--|
| 5.6.2.a, Table 2f, Table 22 | Lots shall comply with Lot width and Coverage requirements: Lot Width: 50 ft. - 120 ft. Lot Coverage: 50% max. |
| 5.6.2.b, Table 2i. Table 16 | Lots shall comply with Disposition requirement: Edgeyard only permitted |
| 5.6.2.c, f, g, Table 2g, Table 2h, and Table 22 | Lots shall comply with Setback requirements: Principal Building Front Principal: 20 ft. min. Principal Building Front Secondary: 12 ft. min. Principal Building Side: 5 ft. min. Principal Building Rear: 20 ft. min. Outbuilding Front: 20 ft. min. + bldg. setback Outbuilding Side: 3 ft. min. or 6 ft. total Outbuilding Rear: 3 ft. min., or 3 ft. max. for alley-loaded corner conditions |

| Section | Description |
|----------------|---|
| 5.6.2.d | One Principal Building and one Outbuilding are permitted. |
| 5.6.3 | Bayfront and bowfront buildings must have the facade walls constructed of stucco, masonry or stone. The combined width of the bay or bow shall not exceed 50% of the facade width. |

T4

| Section | Description |
|---|--|
| 5.6.2.a, 5.6.4, Table 2f, Table 23 | Lots shall comply with Lot width and Coverage requirements: |
| 5.6.4 | Lot Width: 18 ft. - 96 ft. Single family detached may not exceed 60.49 ft. max. Edgeyard single-family lot width may be increased by Administrative Waiver to address peculiarities of edge conditions, provided the lots are within 150' of the edge of the Community Unit but for not more than 15% of the Edgeyard single-family lots within a plat. |
| 5.6.2.e | Lot Coverage: 70% max. Lot coverage for rearyard multi-family lot(s) in T4 may exceed the required lot coverage, up to a maximum of 90% lot coverage, by Administrative Waiver if the following are satisfied: i. The lot is within a development area designated for Transit Oriented Development. ii. Lot is within 150 feet of a T5 lot. |
| 5.6.2.b, Table 2i. Table 16 | Lots shall comply with Disposition requirement: Edgeyard, Sideyard or Rearyard |

| Section | Description |
|--|--|
| 5.6.2.c, e, g, Table 2g, Table 2h, and Table 23 | <p>Lots shall comply with Setback requirements:</p> <p>Principal Building Front Principal: 6 ft. - 18 ft. Principal Building Front Secondary: 6 ft. - 18 ft. Principal Building Side: 3' min., except in the case of common or shared wall. In all other cases 0' permitted only by Administrative Waiver Principal Building Rear: 3 ft. min. or 15 ft. from centerline of Rear Lane or Alley Outbuilding Front: 20 ft. min. + bldg. setback Outbuilding Side: 3 ft. min. Outbuilding Rear: 3 ft. min., or 3 ft. max. for alley-loaded corner conditions</p> |
| 5.6.2.d | <p>One Principal Building and one Outbuilding are permitted.</p> |

| Section | Description |
|------------------------------------|---|
| 5.6.2.f, Table 2g, Table 23 | Facades shall be parallel to a rectilinear Principal Frontage Line, or tangent to a curved Principal Frontage Line in compliance with the Frontage Buildout percentage of 60% min. |
| 5.6.2.f.i | Facade may vary up to 18” behind the primary setback and count toward the Frontage Buildout requirement, except as provided for in 5.6.2.f.vii. |
| 5.6.2.f.ii | Frontage Buildout shall be applied only to the Principal Frontage. However, a Multi-family, commercial, or Mixed-Use building Façade not on a Principal Frontage shall not vary more than 18” behind the chosen setback, except as may be provided in 5.6.2.f.vii. |
| 5.6.2.f.iii | The Frontage Buildout requirement may be reduced up to 15% for the Forecourt Private Frontage, where permitted. |
| 5.6.2.f.iv | Where an easement is required to accommodate a highway retaining wall, an Administrative Waiver may be obtained to remove the easement or clear zone from being considered as part of the Principal Frontage, when applying the Frontage Buildout requirement. A condition may be placed to mitigate the loss of the Frontage Buildout for that area. |
| 5.6.2.f.v | Frontage Buildout shall only apply to the first floor of Edgeyard single-family dwelling structures. |
| 5.6.2.f.vi | For T4 Edgeyard single-family dwelling structures, the Frontage Buildout shall be calculated by subtracting one foot from the Lot Width at the Principal Frontage Line and then multiplying that by the required Frontage Buildout percentage specified in Table 2g. |
| 5.6.2.fvii | The Plan Commission may grant Administrative Approval for a maximum 44” recess behind the primary setback for a Multifamily unit to accommodate an outdoor living space, and still count to the Frontage Buildout requirement, provided that any mechanical louver is placed on the side recess wall; at least 66% of the Façade is built at or up to 18” behind the primary setback, and Plan Commission review is based on standards in section 1.5.5 and 1.6.5 of Chapter 23. |
| 5.6.4.c | An Administrative Waiver may be obtained to reduce the Frontage Buildout requirement for odd-shaped Edgeyard single-family lots created in edge conditions, for not more than 15% of Edgeyard single-family lots in a plat. |

| Section | Description |
|----------------|---|
| 5.7.4.c | T4 single family Edgeyard buildings may use a wrap-around porch to count for up to 15% (may be rounded up to next whole foot) of the Frontage Buildout requirement, but only where the porch is at least five feet in width (front and side) and wraps around the side of the dwelling from the Primary Setback for at least eight feet, and has a railing of at least three feet in height. |
| 5.6.3 | Bayfront and bowfront buildings must have the facade walls constructed of stucco, masonry or stone. The combined width of the bay or bow shall not exceed 50% of the facade width. The bay or bow encroaching into the first Layer shall count toward the Frontage Buildout requirement. |

T5

| Section | Description |
|---|--|
| 5.6.2.a, 5.6.4, Table 2f, Table 24 and 25 | Lots shall comply with Lot width and Coverage requirements: TND: Lot Width: 18 ft. - 180 ft. TOD: Lot Width: 18 ft. - 300 ft. Lot Coverage: 90% max., but may be allocated per block rather than lot. |
| 5.6.2.b, Table 2i. Table 16 | Lots shall comply with Disposition requirement: Sideyard, Rearyard, or Courtyard. Edgeyard by Administrative Approval. |
| 5.6.2.c, f, g, Table 2g, Table 2h, and Table 24 and 25 | Lots shall comply with Setback requirements: Principal Building Front Principal: 2 ft. - 12 ft. Principal Building Front Secondary: 2 ft. - 12 ft. Principal Building Side: 0 ft. - 12 ft. Principal Building Rear: 3 ft. min. or 15 ft. from centerline of Rear Alley Outbuilding Front: 40 ft. max. from rear property line Outbuilding Side: 0 min. Outbuilding Rear: 3 ft. min. |
| 5.6.2.d | One Principal Building and one Outbuilding are permitted. |

| Section | Description |
|------------------------------------|---|
| 5.6.2.f, Table 2g, Table 24 | Facades shall be parallel to a rectilinear Principal Frontage Line, or tangent to a curved Principal Frontage Line in compliance with the Frontage Buildout percentage of 80% min. |
| 5.6.2.f.i | Facade may vary up to 18” behind the primary setback and count toward the Frontage Buildout requirement, except as provided for in 5.6.2.f.vii. |
| 5.6.2.f.ii | Frontage Buildout shall be applied only to the Principal Frontage. However, a Multi-family, commercial, or Mixed-Use building Façade not on a Principal Frontage shall not vary more than 18” behind the chosen setback, except as may be provided in 5.6.2.f.vii. |
| 5.6.2.f.iii | The Frontage Buildout requirement may be reduced up to 15% for the Forecourt Private Frontage, where permitted. |
| 5.6.2.f.iv | Where an easement is required to accommodate a highway retaining wall, an Administrative Waiver may be obtained to remove the easement or clear zone from being considered as part of the Principal Frontage, when applying the Frontage Buildout requirement. A condition may be placed to mitigate the loss of the Frontage Buildout for that area. |
| 5.6.2.fvii | The Plan Commission may grant Administrative Approval for a maximum 44” recess behind the primary setback for a Multifamily unit to accommodate an outdoor living space, and still count to the Frontage Buildout requirement, provided that any mechanical louver is placed on the side recess wall; at least 66% of the Façade is built at or up to 18” behind the primary setback, and Plan Commission review is based on standards in section 1.5.5 and 1.6.5 of Chapter 23. |
| 5.6.3 | Bayfront and bowfront buildings must have the facade walls constructed of stucco, masonry or stone. The combined width of the bay or bow shall not exceed 50% of the facade width. The bay or bow encroaching into the first Layer shall count toward the Frontage Buildout requirement. |

Building Configuration

T2

| Section | Description |
|------------------------------------|--|
| 5.7.1.a, Table 2j, Table 14 | Compliance with Private Frontage type: Common Yard, Porch & Fence permitted |
| 5.7.1.b | Second & third layer requirements only apply to the Principal Frontage of corner lots. Prescriptions for the First Layer, excluding the Frontage Buildout requirement, pertain to both Frontages. |
| 5.7.1.c | Facades shall be glazed with at least 10% clear glass of the first Story. |
| 5.7.1.d, Table 2k, Table 15 | Compliance with height: 2 stories max. for residential. |
| 5.7.1.e | A single floor level exceeding 14 feet in height, or 25 feet at the ground level shall be counted as two stories. |
| 5.7.1.g | Attics, basements, raised basements, masts, belfried, clock towers, chimney flues, water tanks are not classified as story. Attics shall not exceed 14 ft. in height. |
| 5.7.1.h | Outdoor electrical, plumbing and mechanical shall be located in the second or third layer and concealed from the frontage view. Solar panels and geo-thermal wells are exempt. |
| 5.7.2.a | No residential structure shall exceed 35 feet as measured under Chapter 22. |

T3

| Section | Description |
|------------------------------------|--|
| 5.7.1.a, Table 2j, Table 14 | Compliance with Private Frontage type: Common Yard, Porch & Fence permitted |
| 5.7.1.b | Second & third layer requirements only apply to the Principal Frontage of corner lots. Prescriptions for the First Layer, excluding the Frontage Buildout requirement, pertain to both Frontages. |
| 5.7.1.c | Facades shall be glazed with at least 10% clear glass of the first Story. |
| 5.7.1.d, Table 2k, Table 15 | Compliance with height: 2 stories max. for residential. |
| 5.7.1.e | A single floor level exceeding 14 feet in height, or 25 feet at the ground level shall be counted as two stories. |
| 5.7.1.g | Attics, basements, raised basements, masts, belfried, clock towers, chimney flues, water tanks are not classified as story. Attics shall not exceed 14 ft. in height. |
| 5.7.1.h | Outdoor electrical, plumbing and mechanical shall be located in the second or third layer and concealed from the frontage view. Solar panels and geo-thermal wells are exempt. |
| 5.7.3.a | No portion of the Private Frontage may encroach the sidewalk. |
| 5.7.3.b | Open porches may encroach the first layer 50% of its depth. |
| 5.7.3.c | Balconies and bay windows may encroach the first layer 25% of its depth, except balconies on porch roofs may encroach as does the porch. |
| 5.7.3.d | No residential structure shall exceed 35 ft. as measured under Chapter 22. |

T4

| Section | Description |
|------------------------------------|--|
| 5.7.1.a, Table 2j, Table 14 | Compliance with Private Frontage type: Porch & Fence, Light Court, Forecourt, Stoop, Shopfront, or Gallery are permitted |
| 5.7.1.b | Second & third layer requirements only apply to the Principal Frontage of corner lots. Prescriptions for the First Layer, excluding the Frontage Buildout requirement, pertain to both Frontages. |
| 5.7.1.c | Facades shall be glazed with at least 10% clear glass of the first Story. |
| 5.7.1.d, Table 2k, Table 15 | Compliance with height: 3 stories max. for Principal Building, 2 stories max. for Outbuilding. |
| 5.7.1.e | A single floor level exceeding 14 feet in height, or 25 feet at the ground level for Commercial shall be counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story. |
| 5.7.1.f | In parking structures, each above ground level counts as a single story. |
| 5.7.1.g | Attics, basements, raised basements, masts, belfried, clock towers, chimney flues, water tanks are not classified as story. Attics shall not exceed 14 ft. in height. |
| 5.7.1.h | Outdoor electrical, plumbing and mechanical shall be located in the second or third layer and concealed from the frontage view. Solar panels and geo-thermal wells are exempt. |
| 5.7.4.a | Balconies, open porches and bay windows may encroach the first layer 80% of its depth. Galleries may encroach 100% of the first layer for commercial uses. |
| 5.7.4.b | Awnings may encroach the sidewalk to within 2 ft. of the curb, but must clear the sidewalk vertically by 8 ft. min. and must be retractable. |

| Section | Description |
|--------------|---|
| 5.7.6 | <p>For the Forecourt Private Frontage, the building may recess from the Frontage Line a maximum of 20 feet for pedestrian entries of a maximum of 30 feet for vehicular access.</p> <p>The Forecourt shall provide access to the main building entrance. Driveways within Forecourts shall be limited to 20 feet in width. Portions of the driveway in the Public Frontage shall be limited to 12 feet in width and shall be paved in coordination with the adjacent Public Frontage.</p> |

T5

| Section | Description |
|---|--|
| 5.7.1.a, Table 2j, Table 14 | Compliance with Private Frontage type: Light Court, Forecourt, Stoop, Shopfront, Gallery, Arcade, or Common Entry & Planter are permitted |
| 5.7.1.b | Second & third layer requirements only apply to the Principal Frontage of corner lots. Prescriptions for the First Layer, excluding the Frontage Buildout requirement, pertain to both Frontages. |
| 5.7.1.c | Facades shall be glazed with at least 10% clear glass of the first Story. |
| 5.7.1.d, Table 2k, Table 15, 5.7.5.h | <p>Compliance with height:</p> <p>TND Principal Building: 2 - 4 stories, 1 permitted by Administrative Waiver, but shall not exceed 20% of the CU Private Frontage in T5.</p> <p>TOD Principal Building: 2 - 6 stories with expression line at the top of the 2nd story</p> <p>Outbuilding: 2 stories max.</p> |
| 5.7.1.e | A single floor level exceeding 14 feet in height, or 25 feet at the ground level for Commercial shall be counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story. |
| 5.7.1.f | In parking structures, each above ground level counts as a single story. |

| Section | Description |
|--------------------------|--|
| 5.7.1.g | Attics, basements, raised basements, masts, belfried, clock towers, chimney flues, water tanks are not classified as story. Attics shall not exceed 14 ft. in height. |
| 5.7.1.h | Outdoor electrical, plumbing and mechanical shall be located in the second or third layer and concealed from the frontage view. Solar panels and geo-thermal wells are exempt. |
| 5.7.5.a | Awnings may encroach the sidewalk to within 2 ft. of the curb, but must clear the sidewalk vertically by 8 ft. min. and must be retractable. |
| 5.7.5.b, Table 14 | Shopfronts shall be a minimum of 50% glazed in clear glass. |
| 5.7.5.c | Stoops, Light Courts, balconies and bay windows may encroach 100% of the depth of the first layer. |
| 5.7.5.d | Loading docks and service areas are only permitted on Frontages by Administrative Approval. They may be considered for B-grids. |
| 5.7.5.e. | A streetscreen is required along any portion of the frontage line where there isn't a building. |
| 5.7.5.f | Streetscreens for non-parking areas should be from 3.5 ft. to 8 ft. in height. It may be replaced by a hedge or fence by Administrative Waiver, but the goal is to block the view of service and parking areas. Openings shall be no larger than necessary for auto and pedestrian access. See section 5.10 for parking area screening standards. |
| 5.7.5.g | First level residential or lodging should be a minimum of 2 ft. above average sidewalk grade. |
| 5.7.5.h | One-story heights are permitted in TND T5 by Administrative Waiver, but shall not exceed 20% of the Pedestrian Shed Private Frontage for T5. |

| Section | Description |
|----------------|---|
| 5.7.5.i | Common Entry & Planter - landscape planter is optional and must be 3 ft. max. in depth, or 8 ft. if lined with 8 in. min. masonry wall, 3 ft. max. in height. All portions of the setback outside the planter shall be paved. The first story facade shall be glazed in clear glass 25% min. Awnings or sunshades may encroach into the first layer. |
| 5.7.6 | <p>For the Forecourt Private Frontage, the building may recess from the Frontage Line a maximum of 20 feet for pedestrian entries of a maximum of 30 feet for vehicular access.</p> <p>The Forecourt shall provide access to the main building entrance. Driveways within Forecourts shall be limited to 20 feet in width. Portions of the driveway in the Public Frontage shall be limited to 12 feet in width and shall be paved in coordination with the adjacent Public Frontage.</p> |

Building Use

T2

| Section | Description |
|----------------------------------|--|
| 5.8.1, Table 21, Table 21 | Principal Building Use Compliance: Restricted Residential, Lodging, Office and Retail |
| 5.8.2, Table 18 | Restricted Lodging and Office are permitted in Accessory Buildings. |

T3

| Section | Description |
|----------------------------------|---|
| 5.8.1, Table 21, Table 21 | Principal Building Use Compliance: Restricted Residential, Lodging, Office and Retail. Industrial is permitted by Conditional Use and with Table 21 specifics. |
| 5.8.2, Table 18 | Restricted Lodging and Office are permitted in Accessory Buildings. |

T4

| Section | Description |
|----------------------------------|--|
| 5.8.1, Table 21, Table 21 | Principal Building Use Compliance: Limited Residential, Lodging, Office and Retail. Industrial is permitted by Conditional Use and with Table 21 specifics. |
| 5.8.3, Table 18 | Limited Lodging and Office are permitted in Accessory Buildings. |

T5

| Section | Description |
|----------------------------------|--|
| 5.8.1, Table 21, Table 21 | Principal Building Use Compliance: Limited Residential, Lodging, Office and Retail. Industrial is permitted by Conditional Use and with Table 21 specifics. |
| 5.8.4.a | First story commercial uses permitted by right |
| 5.8.4.b | Manufacturing uses within the first story shall be permitted by Conditional Use. Floor area limits may be set during the process. |
| 5.8.4.c | Open Lodging and Office shall be permitted within an Accessory Building. |

Parking Calculations & Location

T2

| Section | Description |
|--------------------------------|---|
| 5.9.1, Tables 18 and 19 | Parking shall be provided within the lot. |
| 5.10.1.a | Parking and drive areas shall be paved or constructed of other hard surface material. |
| 5.10.1.b | Open parking may be allowed unmasked on B-grid Frontages, except for corner lots at A-grid intersections |
| 5.10.3.a | Parking shall be accessed by Rear Lanes when such are available. |
| 5.10.3.b | Open parking areas shall be in the second or third layers, except driveways and drop-offs may occur in the first layer. |
| 5.10.3.c | Garages shall be in the third layer, except side- or rear-entry types may be in the second layer by Administrative Approval. |
| 5.10.4. | For T4, Driveways at Frontages shall be no wider than 10 ft. in the first layer. |
| 5.10.8, Tables 19A-19C | Bicycle parking, both long- and short- term, shall be provided. |

T3

| Section | Description |
|--------------------------------|--|
| 5.9.1, Tables 18 and 19 | Parking shall be provided within the lot. |
| 5.10.1.a | Parking and drive areas shall be paved or constructed of other hard surface material. |

| Section | Description |
|-------------------------------|--|
| 5.10.1.b | Open parking may be allowed unmasked on B-grid Frontages, except for corner lots at A-grid intersections |
| 5.10.3.a | Parking shall be accessed by Rear Lanes when such are available. |
| 5.10.3.b | Open parking areas shall be in the second or third layers, except driveways and drop-offs may occur in the first layer. |
| 5.10.3.c | Garages shall be in the third layer, except side- or rear-entry types may be in the second layer by Administrative Approval. |
| 5.10.4. | For T4, Driveways at Frontages shall be no wider than 10 ft. in the first layer. |
| 5.10.4.b | <p>To allow transition to a wider driveway in the Second Layer, Edgeyard single-family dwelling structures are allowed a radius (radii) or flares in the First Layer provided that:</p> <ul style="list-style-type: none"> i. Maximum radius (radii) is eight feet, with any part to be at least seven feet from the Frontage Line, and the total area of the radius (radii) shall not exceed 13 square feet. ii. Maximum flare(s) is five feet, with any part at least 10 feet from the Frontage Line, and a total area of all flare(s) shall not exceed 13 square feet. |
| 5.10.8, Tables 19A-19C | Bicycle parking, both long- and short- term, shall be provided. |

T4

| Section | Description |
|----------------|--|
| 5.9.2.a | <p>Parking shall be provided:</p> <ul style="list-style-type: none"> i. within the lot ii. ½ of the available parking along the parking lane corresponding to the lot Frontage for residential use, or the total parking along the parking lane corresponding to the Lot Frontage for non-residential uses iii. by purchase from a Civic Parking Reserve is available |

| Section | Description |
|-------------------------------|---|
| 5.9.2.b, Table 20 | Parking may be adjusted upward by the Occupancy Rate to determine the Effective Parking. The Occupancy Rate is available for any two Uses within any pair of adjacent blocks. |
| 5.9.2.d | Within a TOD the Effective Parking may be adjusted upward by 30%. |
| 5.10.1.a | Parking and drive areas shall be paved or constructed of other hard surface material. |
| 5.10.1.b | Open parking may be allowed unmasked on B-grid Frontages, except for corner lots at A-grid intersections |
| 5.10.2 | Parking shall be accessed by Rear Lanes or Alleys when such are available. |
| 5.10.4 | Driveways at Frontages shall be no wider than 10 ft. in the first layer. |
| 5.10.4.b | To allow transition to a wider driveway in the Second Layer, Edgeward single-family dwelling structures are allowed a radius (radii) or flares in the First Layer provided that: <ul style="list-style-type: none"> i. Maximum radius (radii) is eight feet, with any part to be at least seven feet from the Frontage Line, and the total area of the radius (radii) shall not exceed 13 square feet. ii. Maximum flare(s) is five feet, with any part at least 10 feet from the Frontage Line, and a total area of all flare(s) shall not exceed 13 square feet. |
| 5.10.5.a | All parking areas shall be located in the second or third layers. Garages shall be located at the Third Layer except that side-or-rear entry types may be allowed in the second Layer by Administrative Approval. |
| 5.10.5.b | Open parking shall be masked from the frontage by a building or streetscreen between 3.5 and 5.0 ft. in height. |
| 5.10.8, Tables 19A-19C | Bicycle parking, both long- and short- term, shall be provided in quantity and location required under Tables 19A-19C. |

T5

| Section | Description |
|--------------------------|--|
| 5.9.2.a | Parking shall be provided: i. within the lot ii. ½ of the available parking along the parking lane corresponding to the lot Frontage for residential use, or the total parking along the parking lane corresponding to the Lot Frontage for non-residential uses iii. by purchase from a Civic Parking Reserve is available |
| 5.9.2.b, Table 20 | Parking may be adjusted upward by the Occupancy Rate to determine the Effective Parking. The Occupancy Rate is available for any two Uses within any pair of adjacent blocks. |
| 5.9.2.d | Within a TOD the Effective Parking may be adjusted upward by 30%. |
| 5.9.2.i | Liner buildings less than 30' deep and no more than 2 stories high are exempt from parking requirements. |
| 5.10.1.a | Parking and drive areas shall be paved or constructed of other hard surface material. |
| 5.10.1.b | Open parking may be allowed unmasked on B-grid Frontages, except for corner lots at A-grid intersections |
| 5.10.2 | Parking shall be accessed by Rear Lanes or Alleys when such are available. |
| 5.10.6.a | All parking lots, garages and structures shall be located in the third layer. |
| 5.10.6.b | Vehicular entrances to lots, garages and structures may not exceed 24 ft. at the frontage |
| 5.10.6.c | Pedestrian exits from all parking lots, garages, and structures shall be directly to a Frontage Line, not directly into a building, except underground levels. |
| 5.10.6.d | Parking structures on the A-grid shall have liner buildings lining the first and second stories. |

| Section | Description |
|-------------------------------|---|
| 5.10.6.e | Open parking shall be masked from the frontage by a building or streetscreen between 3.5 and 5.0 ft. in height. |
| 5.10.8, Tables 19A-19C | Bicycle parking, both long- and short- term, shall be provided in quantity and location required under Tables 19A-19C. |

Density

T2, T3

| Section | Description |
|--|---|
| 5.1.2.a.vi, 5.9.1, Table 2b, Tables 18-21 | Density shall comply with Table 2b. i. T2: 1 unit/20 acres average ii. T3: 3 - 8 DUA |

T4

| Section | Description |
|--|---|
| 5.1.2.a.vi, 5.9.2.a, Table 2b, Tables 18-21 | Density shall comply with Table 2b. i. TND: 6 - 12 DUA net ii. TOD: 6 - 14.4 DUA net |
| 5.9.2.c | Actual density shall be limited by Effective Parking available. |
| 5.9.2.e | Total density within each T-zone shall not exceed that specified by the Regulating Plan. |
| 5.9.2.f | Density is calculated over the respective T-zone. If its lower in a block, or portion of a block, it shall be offset by a higher density elsewhere in the respective T-zone. |
| 5.9.2.g, Table 2b | Confirm the site plan fits with prior applications to assure density levels required by Table 2b. |
| 5.9.2.h | Accessory Units do not count toward Density calculations. |

T5

| Section | Description |
|--|--|
| 5.1.2.a.vi, 5.9.2.a, Table 2b, Tables 18-21 | Density shall comply with Table 2b: 12 DUA minimum. |
| 5.9.2.c | Actual density shall be limited by Effective Parking available. |

| Section | Description |
|--------------------------|---|
| 5.9.2.e | Total density within each T-zone shall not exceed that specified by the Regulating Plan. |
| 5.9.2.f | Density is calculated over the respective T-zone. If its lower in a block, or portion of a block, it shall be offset by a higher density elsewhere in the respective T-zone. |
| 5.9.2.g, Table 2b | Confirm the site plan fits with prior applications to assure density levels required by Table 2b. |
| 5.9.2.h | Accessory Units do not count toward Density calculations. |

Landscape Standards

T2

| Section | Description |
|-----------------|--|
| 5.11.2.a | First layer may not be paved except for driveways, and a 5 ft. wide walkway from porch to driveway or sidewalk or thoroughfare. |
| 5.11.2.b | 30% min. of the first layer shall be landscaped. |
| 5.11.2.c | Preservation of onsite trees and vegetation is encouraged and may be used to meet landscape requirements. |

T3

| Section | Description |
|-------------------------|--|
| 5.11.1, Table 2f | Lot coverage (impervious) shall not exceed 50% |
| 5.11.2.a | First layer may not be paved except for driveways, and a 5 ft. wide walkway from porch to driveway or sidewalk or thoroughfare. |
| 5.11.2.b | 30% min. of the first layer shall be landscaped. |
| 5.11.2.c | Preservation of onsite trees and vegetation is encouraged and may be used to meet landscape requirements. |

| Section | Description |
|--------------------|--|
| 5.11.3.a, b | One tree shall be planted in the first layer for every 800 sq. ft. of landscape area. The following substitutions may be used: i. One tree may be substituted for two understory trees ii. One understory tree may be substituted for six shrubs. |
| 5.11.3.c | One tree may be substituted for an existing tree to be preserved provided: i. It is 4 in. DBH or greater ii. Possesses a healthy and fully canopy iii. Has incurred no damage that would undermine its long-term vitality and quality. |
| 5.11.3.d | Trees in frontages shall be naturalistically clustered. |

T4

| Section | Description |
|-------------------------|--|
| 5.11.1, Table 2f | Lot coverage (impervious) shall not exceed 70% |
| 5.11.2.a | First layer may not be paved except for driveways, and a 5 ft. wide walkway from porch to driveway or sidewalk or thoroughfare. |
| 5.11.2.b | 30% min. of the first layer shall be landscaped. |
| 5.11.2.c | Preservation of onsite trees and vegetation is encouraged and may be used to meet landscape requirements. |
| 5.11.4.a | A minimum of one understory tree or six shrubs shall be planted within the first layer for every 500 sq. ft. of first layer landscape area. |
| 5.11.4.b | Porous paving materials are encouraged. |

T5

| Section | Description |
|-------------------------|--|
| 5.11.1, Table 2f | Lot coverage (impervious) shall not exceed 90%, except it may be calculated by block rather than lot. |
| 5.11.5.a | Trees are not required in the first layer. |

| Section | Description |
|-----------------|--|
| 5.11.5.b | First layer may be paved to match the pavement of the public frontage. |
| 5.11.5.c | Landscape islands in interior lots shall only occur at end of drive aisles and shall be the minimum size for healthy growth of the specific species of trees. |
| 5.11.5.d | Porous paving shall be encouraged. |

Signage Standards

T2

| Section | Description |
|-----------------|--|
| 5.12.1.b | The address number, no more than 6" high, shall be attached to the building in proximity to the principal entrance and mailbox, where it exists. |
| 5.12.1.c | No sign shall extend into the street right of way. |
| 5.12.2 | Signage shall not be illuminated. |
| 5.12.4 | One blade sign for each business may be permanently installed perpendicular to the Facade within the first layer. It shall not exceed 4 sq. ft. and shall clear 8 ft. above the sidewalk. |

T3

| Section | Description |
|-----------------|--|
| 5.12.1.b | The address number, no more than 6" high, shall be attached to the building in proximity to the principal entrance and mailbox, where it exists. |
| 5.12.1.c | No sign shall extend into the street right of way. |
| 5.12.2 | Signage shall not be illuminated. |
| 5.12.4 | One blade sign for each business may be permanently installed perpendicular to the Facade within the first layer. It shall not exceed 4 sq. ft. and shall clear 8 ft. above the sidewalk. |

T4

| Section | Description |
|-----------------|--|
| 5.12.1.b | The address number, no more than 6" high, shall be attached to the building in proximity to the principal entrance and mailbox, where it exists. |
| 5.12.1.c | No sign shall extend into the street right of way. |
| 5.12.3.a | Signage shall be either externally illuminated or may be internally illuminated with halo style lighting. Halo-lighting is defined as internal illumination where the letter or logo faces are opaque but allow lighting to display onto wall or panel surface out of the back of the letter or logo. Signage within the shopfront glazing may be neon lit. |
| 5.12.3.b | B-grid streets may utilize Chapter 24 sign ordinance. |
| 5.12.4 | One blade sign for each business may be permanently installed perpendicular to the Facade within the first layer. It shall not exceed 4 sq. ft. and shall clear 8 ft. above the sidewalk. |

T5

| Section | Description |
|-----------------|--|
| 5.12.1.b | The address number, no more than 6" high, shall be attached to the building in proximity to the principal entrance and mailbox, where it exists, unless approved as an architectural feature by Administrative Waiver under 5.12.5.c. |
| 5.12.1.c | No sign shall extend into the street right of way. |
| 5.12.3.a | Signage shall be either externally illuminated or may be internally illuminated with halo style lighting. Halo-lighting is defined as internal illumination where the letter or logo faces are opaque but allow lighting to display onto wall or panel surface out of the back of the letter or logo. Signage within the shopfront glazing may be neon lit. |
| 5.12.3.b | B-grid streets may utilize Chapter 24 sign ordinance. |

| Section | Description |
|---------------|--|
| 5.12.5 | <p>The following signs are permitted in T5:</p> <ul style="list-style-type: none"> a. Blade signs, not to exceed 6 sq. ft. for each separate business entrance, or separate residential amenity (e.g. office, clubhouse) for multi-family residential projects, may be attached to and shall be installed perpendicular to the facade, and shall clear the sidewalk by 8 ft. b. A single external permanent sign band may be applied to the facade of each building, providing that it doesn't exceed 3 ft. in height by any length. In lieu of the horizontal sign band, a permanent external vertical sign band of 1.5 feet wide by one-third the building height may be applied to the Façade. c. Address signage as an architectural feature used as a main building identifier, may exceed size and placement regulations as stated in 5.12.1.b by Administrative Waiver, provided no individual character is more than 2 feet measured vertically, and the scale is relative to the building façade. d. In lieu of b, above, a single sign may be placed on or attached above one Fixed Awning, provided it is no more than 3 feet in height and 10 feet in length. |

Architectural Standards

T3 and T4 Facades (street elevations)

| Section | Description |
|-----------------|---|
| 5.13.5.a | Materials to the height of 2 ft. above grade shall be durable; this does not apply to an area above a concrete porch floor and where the area below the porch floor is of durable materials per 5.13.4.b. |
| 5.13.5.b | Exterior Insulation Finish System (EIFS), vinyl, cellulose composite siding and non-kevlar aluminum coated siding are not considered durable materials, for section 5.13.5. |
| 5.13.5.c | The railings of balconies and porches shall be made of painted wood, stained wood or cementitious wood substitute boards the same size and thickness as commonly available wood board, wood plastic composite or powder-coated aluminum. |

T5 Standards

| Section | Description |
|--------------------------------|---|
| 5.13.6.a & 5.13.6.b | Materials for street story Façade or below shall be durable. Preferred durable materials are stucco, brick, artificial or natural stone, concrete finished to an architectural standard and decorative finish block systems. |
| 5.13.6.c | Wood and finished metal may be used as accents, but should not be the primary material of the street story Façade. |
| 5.13.6.d | The railings of balconies and porches shall be made of painted wood, stained wood or cementitious wood substitute boards the same size and thickness as commonly available wood board, wood plastic composite or powder-coated aluminum. |

T3, T4 and T5 Facades (Does NOT apply to single-family and two-family Edgeyard and Sideyard Residential units)

| Section | Description |
|-----------------|---|
| 5.13.4.a | Building wall materials may be combined on each Façade only horizontally, with the lighter above more substantial materials. |

| Section | Description |
|-----------------|---|
| 5.13.4.c | Any vinyl product used on any Façade or Elevation shall be at least .044 inch thick and have a fire safety rating equal to or better than a cementitious product. Vinyl products used on a Façade shall comply with the following: <ul style="list-style-type: none"> i. It is not used between grade and the first (street) floor ceiling. ii. It is not more than 25% of the material on any building façade or elevation, including windows and doors. iii. Architectural approval for site and building design is obtained from the Plan Commission applying the standards of 1.6.5. |
| 5.13.4.e | Glazing above the first Story Façade shall not exceed 50% of the total building Façade wall area, with each Façade being calculated independently, except by Administrative Waiver. |
| 5.13.4.f | Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 3:12. Prairie Style buildings may have a 4:12 slope on the primary roof. |
| 5.13.4.g | Low pitch or flat roofs shall be enclosed by a parapet that is a minimum of 42” in height, or a greater height as necessary to conceal mechanical equipment. A lower parapet height may be approved by administrative waiver, provided mechanical equipment remains concealed. |
| 5.13.4.h | Streetscreens should be constructed of a material matching the adjacent building Façade. Hedges may be used as Streetscreens, except provided in 5.10 and as may be allowed in 5.7.5.f. |
| 5.13.4.i | Fences at the first lot layer shall be painted or stained. |

Fencing Standards

T3

| Section | Description |
|-----------------|--|
| 5.14.1.a | Hedges in frontage line fencing shall be evergreen. |
| 5.14.1.b | Wood frontage fences shall be painted or stained. |
| 5.14.1.c | No single frontage fence panel shall exceed 40" in height. |
| 5.14.1.d | Private fences shall be 60" - 72" tall. |
| 5.14.1.e | Single tall panels may be used for private fences if a 32" hedge is used at the outside perimeter, or the fences has a 1x6 or 1x8 middle rail on the outside with a 1x10 or 1x12 dog board. |
| 5.14.1.f | Frontage fences may occur at the lot line, or up to 18" behind the lot line to permit landscaping in front. |
| 5.14.1.g | Private fences at rear alley or lane must be solid below 54". If taller than 54", the upper panel must be 50% open. |
| 5.14.1.h | Fences along non-thoroughfares, or alley lot lines maybe chain link, but shall not exceed 72" in height. |
| 5.14.1.i | The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment. |
| 5.14.2.a | Frontage fences in T3 shall be picket, post and hedge, board and picket, ranch, or hedgerows. |
| 5.14.2.b | Frontage Fences shall be 36" - 42" tall. Secondary Frontage Fences may be 60" high beginning at the Primary Setback. |

T4

| Section | Description |
|-----------------|--|
| 5.14.1.a | Hedges in frontage line fencing shall be evergreen. |
| 5.14.1.b | Wood frontage fences shall be painted or stained. |
| 5.14.1.c | No single frontage fence panel shall exceed 40" in height. |
| 5.14.1.d | Private fences shall be 60" - 72" tall. |
| 5.14.1.e | Single tall panels may be used for private fences if a 32" hedge is used at the outside perimeter, or the fences has a 1x6 or 1x8 middle rail on the outside with a 1x10 or 1x12 dog board. |
| 5.14.1.f | Frontage fences may occur at the lot line, or up to 18" behind the lot line to permit landscaping in front. |
| 5.14.1.g | Private fences at rear alley or lane must be solid below 54". If taller than 54", the upper panel must be 50% open. |
| 5.14.1.h | Fences along non-thoroughfares, or alley lot lines maybe chain link, but shall not exceed 72" in height. |
| 5.14.1.i | The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment. |
| 5.14.3.a | Frontage fences in T4 shall be picket, post and hedge, iron, board and picket, stone, brick, stucco or hedgerows. |
| 5.14.3.b | Frontage Fences shall be 36" - 48" tall. Secondary Frontage Fences may be 60" high beginning at the Primary Setback. |

T5

| Section | Description |
|-----------------|--|
| 5.14.1.a | Hedges in frontage line fencing shall be evergreen. |
| 5.14.1.b | Wood frontage fences shall be painted or stained. |
| 5.14.1.c | No single frontage fence panel shall exceed 40" in height. |
| 5.14.1.d | Private fences shall be 60" - 72" tall. |
| 5.14.1.e | Single tall panels may be used for private fences if a 32" hedge is used at the outside perimeter, or the fences has a 1x6 or 1x8 middle rail on the outside with a 1x10 or 1x12 dog board. |
| 5.14.1.f | Frontage fences may occur at the lot line, or up to 18" behind the lot line to permit landscaping in front. |
| 5.14.1.g | Private fences at rear alley or lane must be solid below 54". If taller than 54", the upper panel must be 50% open. |
| 5.14.1.h | Fences along non-thoroughfares, or alley lot lines maybe chain link, but shall not exceed 72" in height. |
| 5.14.1.i | The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment. |
| 5.14.4.a | Frontage fences in T5 shall be iron, iron and stone, iron and brick, brick, stucco or stone. |
| 5.14.4.b | Frontage Fences shall be 48" - 72" tall. |

Lighting Standards

T2, T3

| Section | Description |
|-----------------|---|
| 5.15.1.a | All parking lot and exterior building lighting on private lots shall be dark sky approved or full cut off fixtures. |
| 5.15.1.b | Low wattage lighting may be used for landscaping or accents, but controlled by dimmer, timer or motion sensor. |
| 5.15.1.c | Lights shall be on timers to reduce light levels during times of non-usage, although lighting needs to still provide for appropriate safety. |
| 5.15.2 | Average lighting levels in T2 at the building frontage line shall not exceed .5 footcandles. |
| 5.15.3 | Average lighting levels in T3 at the building frontage line shall not exceed 1.0 footcandles. |

T4

| Section | Description |
|-----------------|---|
| 5.15.1.a | All parking lot and exterior building lighting on private lots shall be dark sky approved or full cut off fixtures. |
| 5.15.1.b | Low wattage lighting may be used for landscaping or accents, but controlled by dimmer, timer or motion sensor. |
| 5.15.1.c | Lights shall be on timers to reduce light levels during times of non-usage, although lighting needs to still provide for appropriate safety. |
| 5.15.4 | Average lighting levels at the building frontage line shall not exceed 2.0 footcandles. |

T5

| Section | Description |
|-----------------|---|
| 5.15.1.a | All parking lot and exterior building lighting on private lots shall be dark sky approved or full cut off fixtures. |
| 5.15.1.b | Low wattage lighting may be used for landscaping or accents, but controlled by dimmer, timer or motion sensor. |
| 5.15.1.c | Lights shall be on timers to reduce light levels during times of non-usage, although lighting needs to still provide for appropriate safety. |
| 5.15.5 | Average lighting levels at the building frontage line shall not exceed 4.0 footcandles. |